

PLAN AND ZONING COMMISSION MEETING

Direction: PZ_AF_12-03-2018

Chairperson Erickson called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, December 3, 2018, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Crowley, Drake, Erickson, Hatfield.....Present
Andersen, Costa, Southworth.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of November 19, 2018

Chairperson Erickson asked for any comments or modifications to the November 19, 2018 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the November 19, 2018 meeting minutes.

Vote: Crowley, Drake, Erickson, Hatfield.....Yes
Andersen, Costa, Southworth.....Absent

Motion carried.

Item 2 – Public Hearings

2a – Amendment to Comprehensive Plan and City Code – Amend Comprehensive Plan text document and Title 9 (Zoning), to enable residential use within the Professional Commerce Park (PCP) district – City Initiated - CPA-004139-2018 & AO-004122-2018 (Deferred from November 19, 2018)

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was re-published in the Des Moines Register on November 23, 2018.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Drake, seconded by Commissioner Crowley, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Crowley, Drake, Erickson, Hatfield.....Yes
Andersen, Costa, Southworth.....Absent

Motion carried.

Lynne Twedt, Director of Development Services, informed the Commission that this Comprehensive Plan amendment and change to City code is a baby step to allowing our more intense commercial and office areas to also serve as a location where high density residential can be located. The driving force is to try to get people close to those businesses, from a living standpoint, allowing them to walk to work, negating traffic issues which include not having a good transit system, and building in patron base for those office and commercial areas.

Commissioner Hatfield asked Director Twedt to share a brief history of the PCP districting. Ms. Twedt responded that Professional Commerce Park is one of the City's two office districts. The Comp Plan

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has only and Office designation, the related zoning districts are Office and Professional Commerce Park (PCP). PCP was geared more toward corporate office plazas. Some retail uses are allowed in PCP to help support the office workers i.e. daycare, physical fitness centers, sit down restaurant, hotels. Over time, more retail was being requested in development proposals and PCP districts began to lose the office component. With the last Comp Plan update, Staff decided they would not assign PCP zoning any more unless it really made sense. Instead, the Support Office district was created which will include retail component, and will leave the Office district allowing only office uses.

Chairperson Erickson commented that using a different mix, office and commercial made sense, noting that some spaces that will be hard to refit the way they were in the past. He stated he likes the mixed use concept, putting people and services together. Director Twedt said with traditional mixed use there would be office/retail on the first floor, residential above and we're not seeing that happening in the City. But this is the idea of getting that horizontal mixed use where we can bring those uses together a little bit closer. This is a way to allow those things to intertwine more creatively. Chairperson Erickson stated that promoting infill is a good idea.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Commissioner Hatfield commented that his only underlying concern related to PCP was that WDM was selected as the #1 city in Iowa by Money Magazine this year; we were selected as the 37th city in the nation. One reason we were chosen was that we had good planning in the past; one of the things that has helped us do so well is the establishment of office parks, large scale corporate areas. We're running out of some of those areas, and some older established areas aren't flourishing. This is a positive step for some of them who are struggling. Not sure we need to change the zoning completely. If someone wants to change the zoning, they have a process they can go through to make that change, a one at a time approach. This is more of a broad brush, and it establishes things going forward to help the owners of the buildings have more options. Generally, it's a good step.

Moved by Commissioner Crowley, seconded by Commissioner Drake, the Plan and Zoning Commission adopted a resolution recommending the City Council approve an amendment to the Comprehensive Plan.

Vote: Crowley, Drake, Erickson, Hatfield.....Yes
Andersen, Costa, Southworth.....Absent
Motion carried.

Moved by Commissioner Crowley, seconded by Commissioner Drake the Plan and Zoning Commission adopted a resolution recommending the City Council approve an amendment to the zoning map.

Vote: Crowley, Drake, Erickson, Hatfield.....Yes
Andersen, Costa, Southworth.....Absent
Motion carried.

2b- Amendment to City Code – Amend Title 9 (Zoning), Chapter 6 (Commercial, Office, and Industrial Zoning District) to allow Appliance Stores in Neighborhood Commercial and Support Commercial Districts – City initiated - AO-004135-2018

Chairperson Erickson opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on November 23, 2018.

Chairperson Erickson asked for a motion to accept and make a part of the record all testimony and all

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other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Crowley, Drake, Erickson, Hatfield.....Yes
Andersen, Costa, Southworth.....Absent
Motion carried.

Brian Portz, Development Services Planner, informed the commission this request comes from two developers wanting to do appliance stores in support commercial and neighborhood commercial areas; this is currently not allowed. Staff brought this before subcommittee; they were in support of the change, asked Staff to bring the request forward. Staff's only concerns are with trucks and dead appliances being stored outside on site. We can work through those issues during site plan review and Staff has included in the amendment a restriction on outdoor storage for these types of uses in this district.

Chairperson Erickson clarified whether the reference to trucks onsite was semi's that sit there holding inventory; or service trucks. Planner Portz stated he was referring to delivery trucks, box trucks, not semi's. Many times they are put out along the street as advertising. Chairperson Erickson agreed that he sees others doing that, and wondered if it was better to deal with this holistically. Linda Schemmel, Development Services Coordinator informed that there's actually a city ordinance prohibiting vendors from parking their truck to be used as a sign. Chairperson Erickson concluded that this doesn't put appliance vendors in a different category for that restriction.

Chairperson Erickson commented that he's a little surprised by this concept of an appliance store fitting in our neighborhood support commercial districts with the changes in the market right now affecting standalone appliance stores, department stores and megastores. He clarified that we're not talking about a 50,000sf megastore. Planner Portz affirmed that the two applications are for smaller sites - the one we've seen is at Jordan West, to be located south of the credit union at Jordan Creek Parkway and EP True Parkway; this is a standalone, 15,000sf. Building. The 2nd application is for the third tenant space in the old Dahl's store. Chairperson Erickson agreed that would be a good use for that space.

Commissioner Hatfield asked if this would be similar to JC Penney's, selling appliances. Planner Portz clarified that JC Penney's is a department store, which would be different use from this, which was approving a store just for the sale of appliances. He noted that department stores require a different zoning classification.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved a resolution recommending City Council adopt a resolution to approve the ordinance amendment.

Vote: Crowley, Drake, Erickson, Hatfield.....Yes
Andersen, Costa, Southworth.....Absent
Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

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Item 4 – New Business

4a – Covenant Cove, Southeast corner of Bishop Drive and 98th Street – Approval of Preliminary Plat and Site for the Construction of 212 Townhome Units – Covenant Cove LLC – SP-003850-2018

David Albright, Covenant Cove LLC, 3100 White Pine Court, Waukeez, stated he had been before the Commission a few times before with this project. They are in the final stages of finishing up Phase 1 of 212 unit townhome project, and have met with staff several times, reviewed staff comments, and talked with the builders. He noted that they have entered into an addendum agreement with the mobile home park to the east, working on a landscape phasing plan that we feel the three builders will agree with.

Kara Tragesser, Planner, brought the Commission's attention to the site plan and the drawing with the access drive going into the mobile home park. The private development agreement is not included in packet which provides for construction for the mobile home park to have 2nd access. The access was originally planned at lower point of site plan, but the two property owners agreed to the new location. With this agreement, the application is finally ready to approve.

Chairperson Erickson asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Chairperson Erickson asked Planner Tragesser to explain the phased landscaping. Ms. Tragesser stated that this is a very large site with 212 units. Typically with townhome sites, the City won't allow occupancy prior to landscaping requirements being met. This project has three different builders. The City doesn't want to wait until the very end of the project to see any landscaping go in. The City is requiring landscaping prior to occupancy permits being issued for the separate parts of the project.

Chairperson Erickson asked for an update regarding the additional work on the architecture, noting previous concern regarding the elevations. Planner Tragesser noted that the structure and outlying envelope will not change for the most part. Staff had some suggestions for turning corners with finish, trim detail around the windows, finalizing details. Staff have reviewed the materials, but don't have illustrations of the final design.

Chairperson Erickson asked whether the intent was to create commonality between the three designs, or would they be evaluated separately. Planner Tragesser responded that they would be evaluated separately, noting commonalities would include similar color palettes, public views with windows being added, for some interest for drivers passing by, similar light fixtures used on all three. With the development, Staff would like to see uniqueness in structure with commonalities in finish elements.

Moved by Commissioner Crowley, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopted a resolution recommending the City Council approve the preliminary plat and site plan, subject to the applicant meeting all City Code requirements and the following:

1. That the City Council restrict issuance of a building permit for any townhome to be constructed by or for builders that have outstanding responses to staff comments, until the building architecture elevations and materials are approved by staff.
2. That the City Council accept the performance date of August 31, 2019, for the completed roadway connection between Covenant Cove and the West Park mobile home development.
3. That the City Council restrict issuance of any building permit for any townhome until a landscape phase plan is submitted and accepted by the City.

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Vote: Crowley, Drake, Erickson, Hatfield.....Yes
Andersen, Costa, Southworth.....Absent
Motion carried.

Item 5 – Staff Reports

There were no staff reports.

Item 6 - Adjournment

Chairperson Erickson adjourned the meeting at 5:52 p.m.

Craig Erickson, Chairperson

Jennifer Canaday, Recording Secretary